

§ 185-39 Purpose.

The purpose of this article is to provide for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations. These uses are generally of a public or semipublic character and are essential and desirable for the general convenience and welfare, but because of the nature of the use, the importance of relationship to the Comprehensive Plan, and possible impact, not only on neighboring properties, but on a large section of the Town, require the exercise of planning judgment on location and site plan.

§ 185-40 Special requirements.

Special requirements may be imposed as conditions to any site plan approval, conditional use approval, special exception approval, or any other approval to protect the health, safety, and welfare of the general public.

§ 185-41 Preliminary site plan required; procedures.

A preliminary plan complying with the requirements of Article [XI](#) shall accompany an application for approval of a conditional use under this article, together with such information as may be required for a determination of the nature of the proposed use and its effect on the Comprehensive Plan, the neighborhood and surrounding properties. Procedures for approval of a conditional use and approval and amendment of site plans are contained in Article [XI](#).

§ 185-42 Term of approval.

Approval of a conditional use under this article shall be valid for a period of one year after the date of approval and thereafter shall become null and void unless construction or use is substantially underway during said one-year period, or unless an extension of time, not exceeding one year, is approved by the Town Commissioners for good cause shown, before the expiration of said one-year period. A maximum of two one-year extensions may be granted.

§ 185-43 Existing conditional uses.

Any conditional use legally existing at the effective date of the regulations of this chapter shall be considered a nonconforming use unless it has qualified as provided above and has been approved as a conditional use.

§ 185-44 Revocation of permits.

Permits issued under a conditional use approval may be revoked by the Town Commissioners for failure to comply with conditions of approval or applicable requirements.